

EVERGREEN MEADOWS

Single Family Units

Specification Sheet - 5/14/18

EXTERIOR

Foundation	10" poured concrete walls with 3000 PSI mix and 4" concrete floor. Walls to be waterproofed with foundation sealer.
Framing	Sub floor ¾ T&G 9ft. 1st floor ceilings/ 8' 4" 2nd floor Exterior Walls 2"x6" Exterior Sheathing ½ Zip wall system Roof Sheathing ½ CDX Plywood
Windows	Harvey Slim line new construction windows, Energy Star glass, double hung, tilt-in, and insulated, with screens, 6 over 1, Grids between glasses. Flat casing and sill front windows J channel all others
Siding	Fiber cement clap boards 4" to weather vinyl cedar impressions aluminum coverage on all rakes and fascia boards with vinyl soffits P.V.C. trim for all sub rakes, water table and panels. P.V.C Trim applied on Exterior of house finish nails will be used to fasten, nail holes will be exposed. Owner to choose from 4 Selection packages (to be approved by the Builder) Duplex colors by Builder
Roof	Fiberglass Class "A" asphalt shingles 30 year warranty. (Architectural style) (Pewter Wood)
Driveway	Pavers
Front Walk	Brick Pavers" leading to driveway
Garage	9 x 7 Door steel door with composite overlay with glass in doors stained finish. Walnut
Exterior Doors	Door Classic Craft American Style stained with stained sidelights, if depicted on plans. (Heritage Oak)

Landscaping Per approved landscape plan I common irrigation for all units

Farmers Porch Pressure treated frame composite decking Saddle Trex Transend railing system with P.V.C. trim with vinyl bead board ceiling vinyl lattice work. Note were P.V.C Trim applied on Exterior of house finish nails will be used to fasten, nail holes will be exposed.

Deck 19 x 11 pressured treated wood frame composite decking Saddle Trex Transend railing system P.V.C. trim. Note were P.V.C Trim applied on Exterior of house finish nails will be used to fasten, nail holes will be exposed. Duplex deck 17 x 10

Services Municipal water and sewer. Underground utilities include cable TV, electrical and telephone wiring.

INTERIOR

Fireplace Direct Vent GAS. (Roxborough Mantel paint grade with beige marble hearth, 4236 Novus Fireplace) if Fireplace bumped out dog shed not full chimney

Heat System Gas, Bryant forced hot air. Central air conditioning (power vented).

Hot Water Tank-less hot water. 96% efficiency A.O. Smith per Builder Selection

Flooring Baths- Tile from Builders section

3 1/2 Select Red Oak Hardwood flooring in: Kitchen, Study if applicable, Suite 1, DR, Family Rm, Foyer, and 2nd Floor hall, loft if applicable 3 Coats Poly. 2nd floor all bedrooms, wall to wall carpet Builders Selection

Appliances Micro vented to outside GE Profile stainless, dishwasher, stove, refrigerator (see portfolio) garbage disposal not GE

Lighting Light fixture for all interior and exterior by Builder - 5" Recessed Lights – Suite 1 shower - 4 kitchen, 4 family room - 4 2nd floor loft or hall, all bedrooms shall have ceiling light bedroom closet lights. Lighting to code loft recessed lights only. Under cabinet lights in kitchen. Ambiance lighting by Seaqul XL Cable system 10 Watt frosted bulb. Ceiling fan ready all bedrooms. Dimmers in Kitchen and family room.

Cabinets	From Builders Selections 36" upper cabinets with 1 piece of Crown molding dove tail draws
Counter Tops	Kitchen granite with tile backsplash. Baths to be Granite with 4" Granite backsplash (Ubatuba, New Caledonia, St. Cecelia Light, Golden King, Butterfly, Azul Palatino & Tan Brown).
Insulation	Energy Star home
Paint	<p>Interior Walls – 1 Primer, 1 Flat finish coat (one color all walls Latex) From Builders Selection Sherwin Williams</p> <p>Woodwork-1 primer - 1 semi-gloss (Latex), to match window sashes.</p> <p>Ceiling 1 Coat Latex Primer 1 Coat Latex ceiling white.</p> <p>All colors from Builders selection. Sherwin William</p>
Doors	<p>Interior doors – raised two panel Masonite.</p> <p>Dexter Seville Lever Brushed Nickel Keyed Entry, dead bolts and interior.</p> <p>Door & Window trim 3 1/2 Stafford casing & 5 1/2 baseboard (paint grade)</p> <p>1 pc 4 5/8 Crown molding 2 pc chair rail in Dining room, (w/ shadow box) 1 3/4 flat astrical applied to wall. (Paint grade)</p> <p>1 pc 4 5/8 crown Kitchen</p> <p>Oak stairs 1st to 2nd floor with Oak post to post railings painted risers and balusters. Basement stairs plywood treads with plywood risers</p>
Closets	Suite 1 walk-in closet only white laminated shelving all other closets white ventilated wire shelving
Walls	<p>1/2" blue board with plaster skim coat. In main house. Textured closets</p> <p>5/8 Fire rated Blue board with textured finish in Garage.</p> <p>1st floor smooth ceilings, 2nd floor smooth ceilings. All closets light textured</p>

Bathrooms	<p>Granite Counters 4"back splash First floor ½bath to have" vanity with Caxton under mount sink, 8"spread Forte faucet brushed nickel, Wellworth white Kohler elongated toilet soft close toilet seat. Comfort Height.</p> <p>2nd Floor bath to have vanity with Granite countertop 4"back splash with 8"spread Forte, White under mount sink, one piece white fiberglass tub unit, all faucets brushed nickel, and Wellworth white Kohler elongated toilet soft close toilet seat Comfort Height.</p> <p>Suite I Bath shower to have ceramic tile walls single bowl vanity with Granite countertop 4"back splash Caxton under mount sinks, Wellworth white Kohler elongated toilet soft close toilet seat Comfort Height, 8" spread Forte, brushed nickel. Frameless shower door clear glass</p> <p>All fixtures to be white with full wall 42"high mirrors over vanity.</p>
Laundry	Prepared for electric dryer and washer hook-ups.
Kitchen	<p>Stainless steel Single Bowl under mount Kitchen sink. Kohler Forte Kitchen Faucet brushed nickel with retractable spray head.</p> <p>Gas Range</p>
Electrical	200 amp circuit breaker protected service. Plugs, switches and lights to code
Plumbing	2 exterior faucet. Rough drains only for ¾bath in basement, in SF detached units only.
Telephone	Telephone jacks Family Rm, and Suite I.
Cable	Rough Cable T.V. all bedrooms and family room with outlet and HDMI over fireplace in family room.
Internet	1 location Family Room
Central Vac.	Rough Only.
Security System	Rough Only.

Other: Owner to provide and install washer and dryer.

PLEASE NOTE: Although some plans may depict. Hot tubs, high ceilings, brick fireplace and/ or more than one fireplace, etc., whenever the plans and this spec sheet differ, the spec sheet will prevail. These items and others may be available, if desired, as extras.

The SELLER reserves the right to: (a) determine grading, elevation, and final topographic conditions of the Lot, and (b) determine the elevations of the foundation to conform to topographic conditions.

Where any items are specified by trade name, the SELLER reserves the right to substitute with a similar item of equal or greater quality.

Per stretch code heating and cooling system will not heat/cool attic or basement

SELLER is not responsible for backordered or discontinued items. It is agreed that time is of the essence and to facilitate a speedy completion, SELLER reserves the right to choose any items not select in a timely way by BUYER or substitute when necessary any backordered items with similar items of equal or greater value after notifying BUYER.

Seller reserves the right to determine on which side garage will be located on lot.

SITE VISITS: Due to insurance liability, as well as safety concerns, all visits to the home must be scheduled and accompanied by sales agent.

In order to preserve the integrity of the Village the Developer/ Builder reserves the right to have the final say on the exterior color package. There are 4 selections there will be no selections for the townhouses.